

Residential Development Opportunity



FOR SALE

**+/- 58 ACRES—TROUP COUNTY
HOGANSVILLE, GA**



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**KW Commercial Peachtree Road
804 Town Blvd. Ste
A2040
Atlanta, GA 30319**

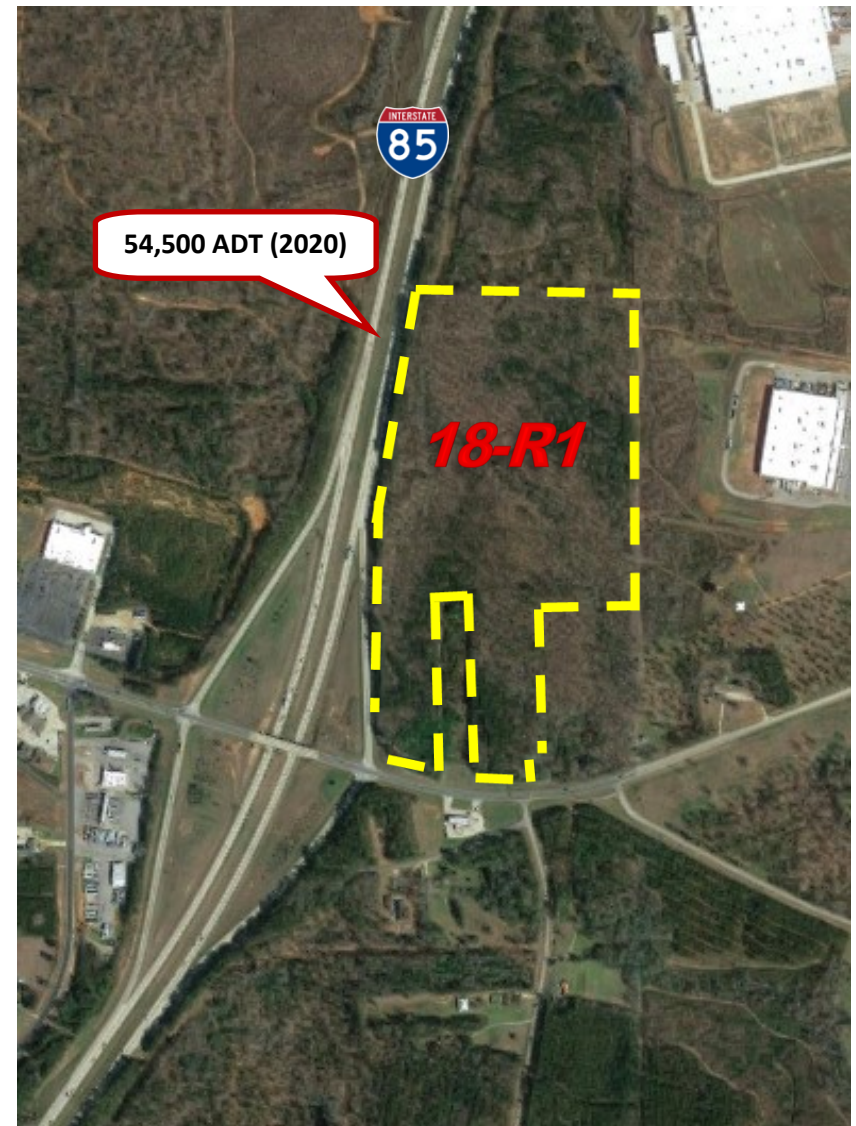
EXECUTIVE SUMMARY

Atlanta Land Group is proud to present approximately 58 Acres of land in Hogansville, Troup County, Georgia. The site is located East of and contiguous to I-85 and just north of Hwy 54 at the Interstate exit. The traffic counts on I-85 here exceed 49,000 ADT and Hwy 54 exceeds 6,500 ADT. The property is gently rolling and we approximate maximum cut and fill not to exceed 20 feet. The proposed use for this site would be commercial with some potential mixed use. The site has all utilities available including sewer. The asking price is \$50,000.00 per acre for a bulk sale and additional environmental, soil and geotechnical reports may be available upon request.

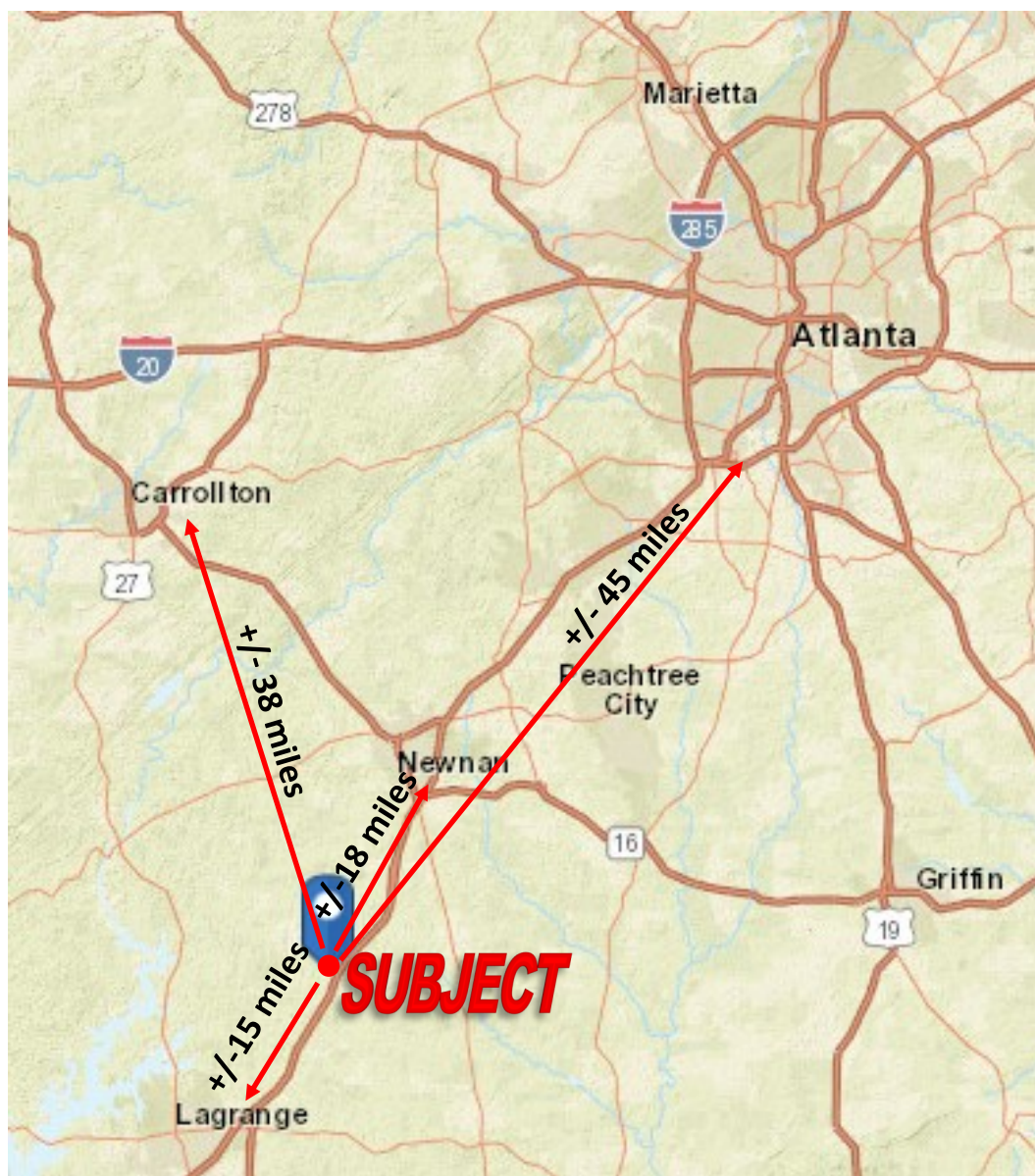
PROPERTY OVERVIEW

- +/- 58 Acres– Troup County
- Parcel ID#: 0023 001016
- Zoned 18-R1
- Topography: Gently Rolling
- All utilities available to site
- 54,500 ADT (2016)
- +/-622 ft of frontage on Hwy 54
- +/-2,776 ft of frontage on I-85

Offering Price: \$70,000 per Acre



DISTANCE MAP

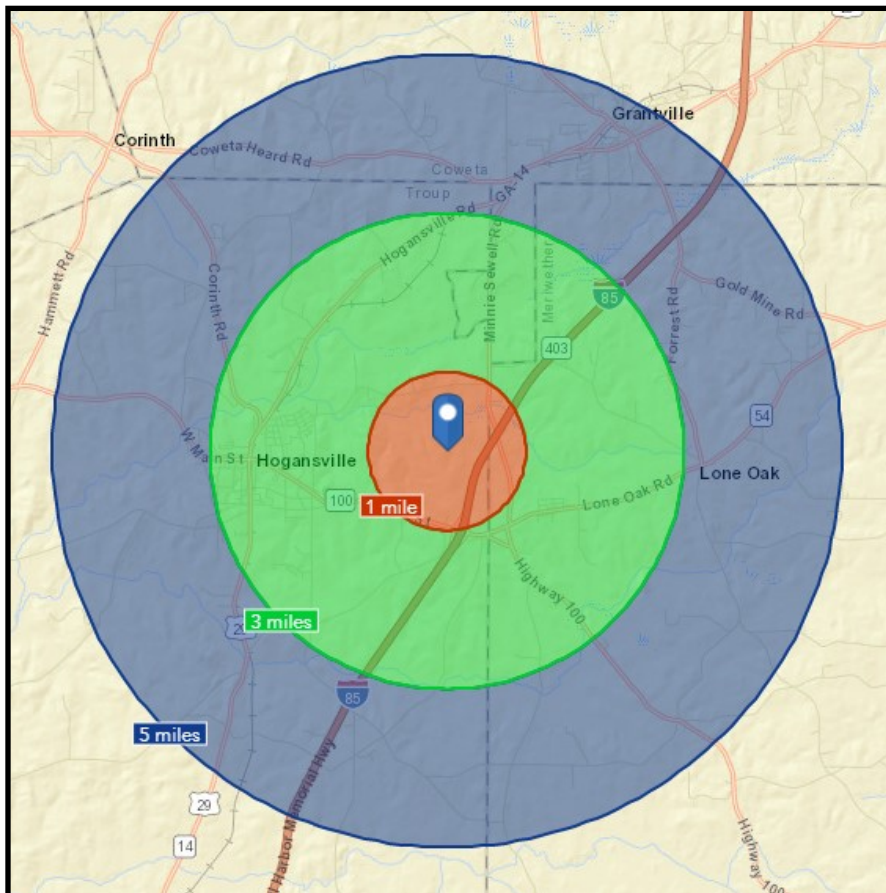


SUBMARKET AERIAL

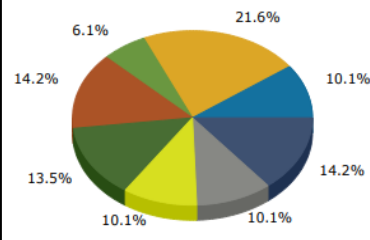


AREA DEMOGRAPHICS 2017 (Esri)

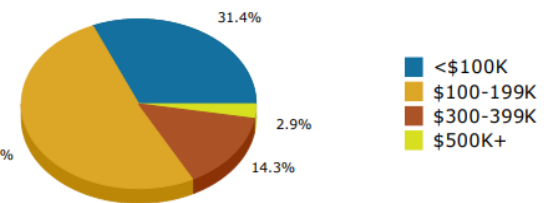
	Population	# of Households	Avg Household Income	Median Age
1 Mile	149	53	\$55,208	33
1-3 Miles	4,191	1,522	\$48,657	37
3-5 Miles	4,158	1,481	\$61,150	35



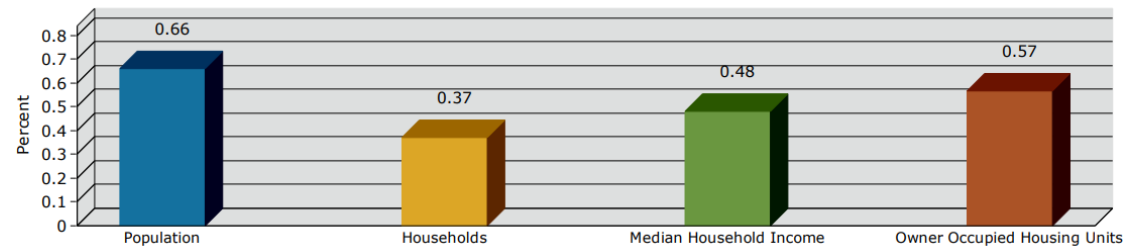
2017 Population by Age



2017 Home Value



2017-2022 Annual Growth Rate



Household Income

